

# CDS Engineering Corporation

October 6, 2009

Board of Trustees  
Town of Frederick  
PO Box 435  
Frederick, CO 80530

RE: Letter of Intent for the Annexation, Subdivision and Rezoning of  
St. Vrain Sanitation District property, Section 19, Township 2 North,  
Range 67 West  
CDS Project No. 09-4946

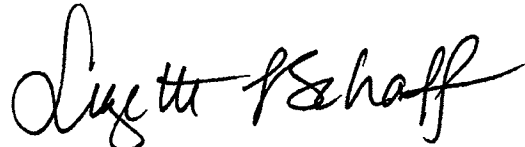
Ladies and Gentlemen:

St. Vrain Sanitation District (SVSD) intends to subdivide and rezone their property located in a portion of the west half of Section 19, Township 2 North, Range 67 West of the 6<sup>th</sup> Principal Meridian. SVSD requests that the Town of Frederick annex an approximate one-acre parcel of the same property into the town limits. The majority of the property lies within the town limits, however, a panhandle in the southwest corner of the site has not been previously annexed into the town. The land will remain undeveloped under the ownership of SVSD.

If you have any questions, please do not hesitate to contact me at (970) 667-8010 or Eric Doering, SVSD manager at (303) 776-9570.

Respectfully,

FOR AND ON BEHALF OF  
CDS ENGINEERING CORPORATION



Suzette L. Schaff, P.E.

cc: Mr. Eric Doering  
St. Vrain Sanitation District

**Statement of Compliance with Town Comprehensive Plan  
for the  
Annexation, Subdivision and Rezoning of St. Vrain Sanitation District Property  
Section 19, Township 2 North, Range 67 West of the 6<sup>th</sup> P. M.  
CDS Project No. 09-4946**

St. Vrain Sanitation District (SVSD) is proposing to rezone its property, a former sanitary sewer treatment plant site, from Public Zoning to Commercial (C-C). The property is located in the northwest quarter of Section 19, Township 2 North, Range 67 West of the 6<sup>th</sup> Principal Meridian.

SVSD is currently planning a site rehabilitation this fall to convert the old treatment plant to a condition equal to that of historical. Under the ownership of SVSD, both lots will remain in the natural, rehabilitated condition and continue as public land use.

The purpose of the rezoning is to create the opportunity for a future buyer to develop the property for commercial use. The commercial use of the site is consistent with the Frederick Comprehensive Plan because it will provide commercial services to the community. The economic development of the town will benefit from the rezoning of this property since it will provide employment for the citizens and generate revenue for the town.

**Annexation Assessment Report  
for the St. Vrain Sanitation District  
Treatment Plant 2 Site Annexation**

June 8, 2009

The St. Vrain Sanitation District (SVSD) is requesting that the Town of Frederick annex a portion of their property located in the southwest quarter of the northwest quarter of Section 19, Township 2 North, Range 67 West of the 6<sup>th</sup> Principal Meridian. An approximate one-acre parcel is proposed for annexation. The remainder of the SVSD property is currently within the Town of Frederick limits. SVSD does not plan to develop the property, therefore, the annexation is expected to have minimal impact on the community at this time. If the property is developed at a later date, all impacts to the Town of other entities would need to be addressed at that time.

No impact to the local economy, schools, existing transportation system, is anticipated because no developmental changes will occur on this parcel of land under the ownership of SVSD. If future improvements are made to the site, these areas may be impacted. However, we are unable to predict what these impacts would be at this time. We do understand that future developers would be required to address access to the site. Agreements would be required between Frederick and the developer, when access locations are identified. If access to Colorado Boulevard through the Firestone Trail property would be desired, then the agreement would need to include the Town of Firestone.

The storm drainage system will not change significantly at this time. Currently, SVSD plans to rehabilitate the portion of their site that is currently annexed into the property at the end of 2009. The rehabilitation does not include the piece that will be annexed with this project. That piece will remain in it's existing condition. Any future development that may occur on the portion to be annexed would be subject to maintaining stormwater runoff rates that equal those of the historical condition, per the annexation agreement. Future improvements would also be subject to the Town of Frederick stormwater standards at the time of development.

The annexation of this property is not immediately expected to affect the Police Department, Frederick Fire Protection District or the Carbon Valley Recreation District or other park facilities and recreation programs.

The land will remain in the same condition under the ownership of SVSD, therefore the environment will not be altered with this annexation.

The short-term economic development potential is expected to stay the same as current potential. Long-term potential will depend on plans of any future owners of the property. It is impossible for SVSD to predict long-term economic development potential at this time.

The property will remain in its current state under the ownership of SVSD, therefore the compatibility with the street master plan, the *Frederick Comprehensive Plan*, and the Town of Frederick Land Use Code will not change from the existing conditions.

The annexed parcel will not affect the existing and adjacent land uses in a negative manner under the ownership of SVSD.

## **St. Vrain Sanitation District Minor Subdivision**

Minor subdivision plat review criteria.

The Town shall use the following criteria to evaluate the applicant's request:

- (1) The preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code and the Comprehensive Plan. ***The subdivision proposed by this submittal will combine several metes and bounds parcels of land into 2 lots, one of which will be used by St. Vrain Sanitation District as a site for storage of equipment used to maintain sewage lines. The second lot will be sold at a later date.***
- (2) The application is consistent with the approved sketch plan and incorporates the Planning Commission's recommendations and conditions of approval. ***Minor Subdivision Submittals do not require a sketch plan review.***
- (3) The land use mix within the project conforms to the Town's *Zoning District Map* and *Comprehensive Land Use Map* and furthers the goals and policies of the Comprehensive Plan including:
  - (a) The proposed development promotes the Town's small-town, rural character: ***The lots created by this proposal will be subject to all future development regulations, it is too early in the life of this project to tell how the rural character will be preserved.***
  - (b) Proposed residential development adds diversity to the Town's housing supply: ***No Residential units are proposed with this proposal.***
  - (c) Proposed commercial development will benefit the Town's economic base: ***Due to the prospective nature of the larger lot in this proposal the actual benefit to the Town's economic base is unsure at this time.***
  - (d) Parks and open space are incorporated into the site design: ***No open space has been incorporated with this submittal. Future development of the larger lot would include open space.***
  - (e) The proposed project protects the Town's environmental quality: ***St. Vrain Sanitation Supplies sanitary sewage disposal services to the Town.***
  - (f) The development enhances cultural, historical, educational and/or human service opportunities. ***This proposal will have no affect on these services.***
- (4) The utility and transportation design is adequate, given existing and planned capacities of those systems. ***This proposal will have no affect on these systems.***
- (5) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated. ***This proposal will have no negative effects on adjacent uses.***
- (6) There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals. ***The desirable part of this submittal comes under the fact that the property included in this proposal has until recently been used as a sewage treatment facility, the applicant of this proposal has connected existing sewage disposal lines to its existing treatment facilities. Once the existing site has been dried out and leveled it will be sold to a developer.***